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Prepared by and return to: *[Signature]*  
Bobby H. Glenn  
Clay Electric Cooperative, Inc.  
P. O. Box 308  
Keystone Heights, Florida 32656

**Tax Parcel Number:**  
05-04-25-007868-000-00



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James B. Jett  
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Clay County, FL  
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**5 MIN. RETURN**

Space above for recording data

**RIGHT-OF-WAY EASEMENT**  
Clay Electric Cooperative, Inc.

**HIGHLAND MILL**

GRANTORS, (whether singular or plural) OAKLEAF PLANTATION, L.L.C.

whose mailing address is 3020 Hartley Road, Suite 100

City Jacksonville State Florida Zip Code 32257

In Consideration of one dollar and other good and valuable Considerations, the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey to Clay Electric Cooperative, Inc., a Florida Corporation, of P.O. Box 308, Keystone Heights, Florida, 32656, hereinafter called the Cooperative, its successors and assigns, a perpetual easement as described feet in width over, under, upon and across the lands and real property situate, lying and being in the County of Clay, State of Florida, more particularly described as follows:

Non-exclusive easements ten (10) feet in width and an easement being five (5) feet in width being parallel with, adjacent to and outside of all the right of way lines of Millstone Drive, Millpond Court, Highland Mill Lane, Longmill Lane and Laurelwood Drive, including cul-de-sacs over, under, upon and across **Lot 1 thru Lot 90, Tract "B", Tract "C" and Tract "D" of HIGHLAND MILL AT OAKLEAF PLANTATION** as shown on the plat thereof as recorded in the public records of Clay County, Florida in Plat Book 39, at pages 61 thru 68.

Together with easements ten (10) feet in width being five (5) feet each side of underground service cable extending from the above described easement areas to the consumer's point of connection.

Together With an easement ten (10) feet in width being parallel with and adjacent to and Northwesterly of the Northwesterly lot line of Lot 27 and the prolongation thereof over, under, upon and across Tract "B" of said **HIGHLAND MILL AT OAKLEAF PLANTATION**.

**HIGHLAND MILL AT OAKLEAF PLANTATION** is a subdivision located in portions of Section 4 and Section 5, Township 4 South, Range 25 East, Clay County, Florida and being more particularly described on reverse side as Exhibit "A". A facsimile of said **HIGHLAND MILL AT OAKLEAF PLANTATION** attached as Exhibit "B".

The right to construct, rebuild, operate, and maintain electric lines and systems on or under the above described lands; the right to inspect, repair, change, alter, improve, remove, and add to such facilities and systems as the Cooperative deems advisable, including, by way of example, and not by way of limitation, the right to alter, modify, increase or decrease the number and size of conduits, wires, voltage, poles, cables, down guys, transformers, transformer enclosures, regulators, and all necessarily related equipment; the right to cut, trim, remove, and control the growth of trees, shrubberies, and other plants in the easement area by all means available, and not prohibited by law, that may, in the judgement of the Cooperative, interfere with, threaten or endanger the operation and maintenance of the Cooperative's facilities and systems; the right to keep the easement clear of all buildings, structures or other obstructions except citrus trees and low-growing shrubbery that do not otherwise in the judgement of the Cooperative interfere with Cooperative's use of the easement and right-of-way; the right to license, permit, or otherwise agree to the joint use or occupancy of the easement, facilities or system whether over land or under ground by other utilities, persons, associations, or corporations, and the right to enter upon, cross, and use other lands of the Grantors to provide reasonable access to the easement granted herein. Grantor agrees that all equipment, poles, wire, facilities, and other tangible personal property, together with any other improvements to the easement and right-of-way installed by or on behalf of the Cooperative, shall remain the sole and exclusive property of the Cooperative, and shall not be subject to any interest or claim of Grantor. Grantor covenants with Grantee that he is lawfully seized of the land in fee simple, that he has good, right and lawful authority to grant, bargain, sell, and convey the land and the interest herein conveyed. Grantor reserves the right to use the underlying fee for farming, citrus grove, or pasture purposes, provided that such use shall not include the construction, placement or location of any structures in the easement area, nor any use that would, in the judgement of the Cooperative, interfere with the Cooperative's use and enjoyment of the easement. Grantor agrees that this right-of-way easement is perpetual and shall run with the land, and that any abandonment or interruption of the use of the easement and right-of-way shall not terminate or impair the interests hereby conveyed to the Cooperative.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their hands and seals this 7th day of November, 2002

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
First,  
Witness Signature: *Elinore C. Cox*  
Also,  
Type/Print Name: Elinore C. Cox

Second,  
Witness Signature: *Cami Gomez*  
Also,  
Type/Print Name: Cami Gomez

OAKLEAF PLANTATION, L.L.C.  
a Florida Limited Liability Company  
By *[Signature]* (seal)  
Type/Print Name and Title: ERIK H. WILSON, VICE PRESIDENT (seal)

Attest: \_\_\_\_\_ (seal)  
Type/Print Name and Title: \_\_\_\_\_ (seal)

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 7th day of November, 2002

By ERIK H. WILSON, VICE PRESIDENT OF OAKLEAF PLANTATION, L.L.C  
(Name of officer, partner or agent, and title, one or more) (Name of corporation or partnership acknowledging)

a Florida limited liability company, on behalf of the company. He/she is personally known to me or produced \_\_\_\_\_ as identification and did  did not  take an oath.  
(Type of identification)

**ELINORE C. COX**  
Notary Public, State of Florida  
My comm. exp. Nov. 15, 2005  
Comm. No. DD 068028  
(Notary Seal)

(Signature): *Elinore C. Cox* Notary Public  
Also,  
Type/Print Name: Elinore C. Cox

Commission Expires: \_\_\_\_\_ Commission No. \_\_\_\_\_

## EXHIBIT "A"

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 4 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE, ON THE NORTH LINE THEREOF, SOUTH 89 DEGREES 49 MINUTES 27 SECONDS WEST, 1619.76 FEET; THENCE, SOUTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, 1635.29 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PARKVIEW DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH, AND THE POINT OF BEGINNING; THENCE, ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 46 DEGREES 48 MINUTES 58 SECONDS EAST, 109.03 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 59 DEGREES 03 MINUTES 01 SECONDS, AN ARC DISTANCE OF 51.53 FEET (NORTH 76 DEGREES 20 MINUTES 28 SECONDS EAST, 48.28 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 44 DEGREES 15 MINUTES 26 SECONDS, AN ARC DISTANCE OF 96.55 FEET (NORTH 83 DEGREES 44 MINUTES 15 SECONDS WEST, 94.17 FEET, CHORD BEARING AND DISTANCE) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAURELWOOD DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH AND A POINT OF REVERSE CURVE; THENCE, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 52 DEGREES 27 MINUTES 51 SECONDS, AN ARC DISTANCE OF 45.78 FEET (NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 44.20 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 42 DEGREES 53 MINUTES 20 SECONDS, AN ARC DISTANCE OF 404.22 FEET (SOUTH 87 DEGREES 22 MINUTES 17 SECONDS EAST, 394.85 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 50 MINUTES 07 SECONDS, AN ARC DISTANCE OF 287.70 FEET (NORTH 89 DEGREES 06 MINUTES 06 SECONDS EAST, 283.04 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF COMPOUND CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 97 DEGREES 20 MINUTES 55 SECONDS, AN ARC DISTANCE OF 50.97 FEET (SOUTH 24 DEGREES 18 MINUTES 22 SECONDS EAST, 45.06 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, SOUTH 65 DEGREES 37 MINUTES 55 SECONDS EAST, 50.00 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 97 DEGREES 20 MINUTES 55 SECONDS, AN ARC DISTANCE OF 50.97 FEET (NORTH 73 DEGREES 02 MINUTES 33 SECONDS EAST, 45.06 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF COMPOUND CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 46 MINUTES 57 SECONDS; AN ARC DISTANCE OF 287.28 FEET (SOUTH 40 DEGREES 23 MINUTES 31 SECONDS EAST, 282.63 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 30 MINUTES 02 SECONDS EAST, 40.47 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 58 DEGREES 03 MINUTES 56 SECONDS, AN ARC DISTANCE OF 547.25 FEET (SOUTH 51 DEGREES 32 MINUTES 00 SECONDS EAST, 524.13 FEET, CHORD BEARING AND DISTANCE); THENCE, SOUTH 09 DEGREES 28 MINUTES 02 SECONDS WEST, 111.22 FEET; THENCE, SOUTH 66 DEGREES 04 MINUTES 23 SECONDS WEST, 196.70 FEET; THENCE, SOUTH 81 DEGREES 41 MINUTES 23 SECONDS WEST, 100.00 FEET; THENCE, SOUTH 66 DEGREES 37 MINUTES 09 SECONDS WEST, 38.62 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 82.92 FEET; THENCE, SOUTH 31 DEGREES 46 MINUTES 50 SECONDS EAST, 56.23 FEET; THENCE, SOUTH 80 DEGREES 24 MINUTES 56 SECONDS EAST, 30.29 FEET; THENCE, SOUTH 09 DEGREES 35 MINUTES 04 SECONDS WEST, 14.70 FEET; THENCE, NORTH 83 DEGREES 38 MINUTES 10 SECONDS WEST, 60.40 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 112 DEGREES 36 MINUTES 28 SECONDS, AN ARC DISTANCE OF 49.13 FEET (SOUTH 40 DEGREES 03 MINUTES 36 SECONDS WEST, 41.60 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 106 DEGREES 38 MINUTES 54 SECONDS, AN ARC DISTANCE OF 344.35 FEET (SOUTH 37 DEGREES 04 MINUTES 49 SECONDS WEST, 296.75 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 51 DEGREES 12 MINUTES 07 SECONDS, AN ARC DISTANCE OF 44.68 FEET (SOUTH 64 DEGREES 48 MINUTES 13 SECONDS WEST, 43.21 FEET, CHORD BEARING AND DISTANCE); THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 50.00 FEET; THENCE, NORTH 39 DEGREES 15 MINUTES 38 SECONDS WEST, 1541.75 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 24.58 ACRES, MORE OR LESS.

# EXHIBIT "B"

